

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Daneen M. Cline aka Daneen M. Flack  
Debtor(s)

U.S. Bank Trust National Association, as Trustee for  
Towd Point Master Funding Trust 2018-PM10,  
its successors and/or assigns

Movant

v.

Daneen M. Cline aka Daneen M. Flack  
Respondent(s)

and

Charles O. Zebley, Jr. Esq., Trustee  
Additional Respondent

BK. NO. 19-21161 JAD

CHAPTER 7

Related to Docket # 21

**DEFAULT O/E JAD**

**ORDER MODIFYING SECTION 362 AUTOMATIC STAY**

AND NOW, this 13<sup>th</sup> day of August, 2019, upon Motion of U.S. Bank Trust National Association, as Trustee for Towd Point Master Funding Trust 2018-PM10, it is

**ORDERED THAT:** The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 340 George Street, Turtle Creek, PA 15145 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge **sjk**  
Jeffery A. Deller

FILED  
8/13/19 1:20 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

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**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
Western District of Pennsylvania

In re:  
Daneen M. Cline  
Debtor

Case No. 19-21161-JAD  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: bsil  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Aug 13, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 15, 2019.

db +Daneen M. Cline, 3891 Wiestertown Rd., Export, PA 15632-9365

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 15, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 13, 2019 at the address(es) listed below:

Charles O. Zebley, Jr. COZ@Zeblaw.com, PA67@ecfcbis.com;Lyndie@Zeblaw.com  
Douglas G. Hipp on behalf of Debtor Daneen M. Cline twohipp4u@hotmail.com  
James Warmbrodt on behalf of Creditor U.S. Bank Trust National Association, as Trustee for  
Towd Point Master Funding Trust 2018-PM10 bkgroup@kmlawgroup.com  
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov

TOTAL: 4